

Petition Number:

1211-VS-13

Date of Filing:

**Application for VARIANCE OF DEVELOPMENT STANDARD  
Westfield – Washington Township  
Board of Zoning Appeals (BZA)**

This application must be completed and filed with the Community Services Department of the Town of Westfield, Indiana in accordance with the meeting schedule.

1. Appellant's Name Carol D. Dawbenspeck  
 Address 915 State Rd 32 East  
Westfield, IN 46074  
 Telephone Number 317-896-1943  
 E-Mail Address caroldawby@yahoo.com

2. Landowner's Name Same  
 Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_

3. \*Representative \_\_\_\_\_  
 \*Address \_\_\_\_\_  
 \*Telephone Number \_\_\_\_\_  
 \*Email Address \_\_\_\_\_

\*If the applicant is not presenting a petition, please provide contact information for the party representing the applicant.

4. Common description of property (address, location, etc.)  
2504 West 206<sup>th</sup> Street  
Sheridan, IN 46069

5. Legal description of property (list below or attach)  
See Attached

6. Complete description of the nature of the development standard variance applied for:  
Size of Pole Barn exceed Allowance  
House 2180 sq feet - 3 car garage 864 sq ft  
= 1316 sq ft allowed  
Pole Barn 40x64 = 2560 sq ft.

7. **ALL SITE PLANS SHALL BE LEGIBLE AND DRAWN TO SCALE.** Site plans must accompany this application and must depict at a minimum:
- Lot(s) shape and dimensions;
  - Location and dimensions of existing and proposed structures;
  - Location and dimensions of existing and proposed points of ingress and egress; and
  - All topographic and natural features and/or other unusual characteristics associated with the property.
8. The Applicant must address the following criteria and establish at the public hearing that each of the following is true in order to obtain a favorable determination from the BZA.

*No variance of development standard shall be granted unless the BZA finds all of the following to be true:*

- a. That the approval of such variance of development standard will not be injurious to the public health, safety, morals, and general welfare of the community:

Pole Barn used only for storage and is  
located behind the 3 car garage

- b. That the use and value of the area adjacent to the property included in the variance of development standard will not be affected in a substantially adverse manner:

Pole Barn will not be seen from  
road and there are other pole barns  
in the area.

- c. That the strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:

We must move because of the  
road construction and must have  
more storage space for our possessions.  
We have 3272 sq ft storage at home  
State has bought from us but only 864 sq ft  
at 206 1/2 Street house 2408 sq foot needed

TOWN OF WESTFIELD, INDIANA

The Appellant hereby certifies that the information contained in and accompanying this application is true and correct.

Carol Danheysseel  
Applicant

SUBSCRIBED AND SWORN TO ME THIS 20 DAY OF Sept, 2012

\_\_\_\_\_  
Notary Public

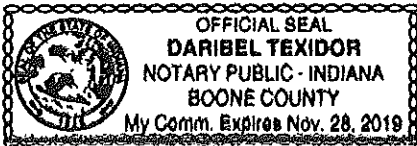
My commission expires: \_\_\_\_\_

TOWN OF WESTFIELD, INDIANA

The Appellant hereby certifies that the information contained in and accompanying this application is true and correct.

Carol Daubenspeck  
Applicant

SUBSCRIBED AND SWORN TO ME THIS 16 DAY OF October, 2012.



Daribel Texidor  
Notary Public

My commission expires: 11/28/19

# WARRANTY DEED

THIS INDENTURE WITNESS Clay A. Terry and Susan Anne Terry of Hamilton County, in the State of Indiana CONVEY(S) AND WARRANT(S) to Carol D. Daubenspeck (Grantee) of Hamilton County, in the State of Indiana for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described Real Estate in Hamilton County, State of Indiana:

Part of the Southeast Quarter of Section 17, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Beginning at a point on the South Line of the Southeast Quarter of Section 17, Township 19 North, Range 3 East, said Point of Beginning being North 90 degrees 00 minutes 00 seconds West (assumed bearing) 799.01 feet from the Southeast corner of said Southeast Quarter; thence North 01 degrees 02 minutes 00 seconds East 755.38 feet parallel with the East line of said Southeast Quarter to a point on the North line of 23 acres off the South end of the East half of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds West 288.35 feet on and along the North line of said 23 acres; thence South 01 degree 02 minutes 00 seconds West 755.38 feet to a point on the South line of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds East 288.35 feet to the POINT OF BEGINNING.

-Parcel No. 29-05-17-000-013.302-014

Property Address: 2504 W 206<sup>th</sup> Street Sheridan, IN. 46069

Subject to all matters that would be disclosed by an accurate survey or inspection of the Real Estate.

Subject to taxes for installment 2012, due and payable in 2013, and subject to taxes payable thereafter.

Tax bills should be sent to Grantee at such address unless otherwise indicated below.

IN WITNESS WHEREOF, Grantor has executed this deed on this 31<sup>st</sup> day of August, 2012

GRANTOR:

Signature:

Clay A. Terry

Susan Anne Terry

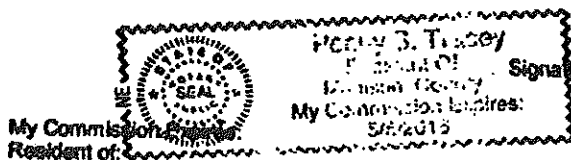
STATE OF Indiana

COUNTY OF Hamilton

ss:

Before me, a Notary Public in and for said County and State, personally appeared Clay A. Terry and Susan Anne Terry, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal on this 31<sup>st</sup> day August, 2012



Signature:

Notary Public

Instrument Prepared By: Brian E. Hicks, Attorney at Law, P.O. Box 36200, Indianapolis, IN 46236  
Telephone: 317-585-7000

Return deed to: 54 North 9<sup>th</sup> Street Suite 200 Noblesville, IN 46060

Send tax bills to Grantee's Address: 2504 W 206<sup>th</sup> Street Sheridan, IN. 46069

I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. Brian E. Hicks

Instrument #

2012 53672



WARRANTY DEED

THIS INDENTURE WITNESS Clay A. Terry and Susan Anne Terry of Hamilton County, in the State of Indiana CONVEY(S) AND WARRANT(S) to Carol D. Daubenspeck (Grantee) of Hamilton County, in the State of Indiana for the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described Real Estate in Hamilton County, State of Indiana:

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IN WITNESS WHEREOF, Grantor has executed this deed on this 31<sup>st</sup> day of August, 2012

GRANTOR:

Signature:

Clay A. Terry

Susan Anne Terry

STATE OF Indiana

COUNTY OF Hamilton

Before me, a Notary Public in and for said County and State, personally appeared Clay A. Terry and Susan Anne Terry, who acknowledged the execution of the foregoing Warranty Deed, and who, having been duly sworn, stated that any representations therein contained are true.

Witness my hand and Notarial Seal on this 31<sup>st</sup> day August 2012

My Commission Expires  
Resident of:

Signature:

Notary Public

Instrument Prepared By: Brian E. Hicks, Attorney at Law, P.O. Box 36200, Indianapolis, IN 46236  
Telephone: 317-585-7000

Return deed to: 54 North 9<sup>th</sup> Street Suite 200 Noblesville, IN 46060  
Send tax bills to Grantee's Address: 2504 W 206<sup>th</sup> Street Sheridan, IN, 46069

I AFFIRM UNDER PENALTIES OF PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW. Brian E. Hicks

2012-53672



Residential/Condo Media: 24

BLC#: 21183762 RES Status: Active Area: 2913

LP: \$300,000

2504 W 206TH ST

Lt: 40.0867

Ln: -86.2069

Map:

Town: Sheridan

Twp: Washington

Zip: 46069

County: Hamilton

Legal: Acreage 4.81  
Section 17,

Sec: 17

Lot: 0

School: Westfield-Washingt

Tax ID: 290517000013302014

Multi-Tax ID:

Solid Waste: N Semi-Tax: \$2,026

Subdiv: Acreage 4.81 Section 17

Tax Exempt: HmTxEx, MortTaxEx, OtherT Tax Yr Due: 2011

Builder/Project/Contractor:

Const.Stage:

Yr Built: 1990

Est.Comp.Date:

Loc:

Rooms: 8 Bd: 3

#### Approx. Room Sizes/Descriptions

	L	F	W		L	F	W
Living:				Master:	15x13	M	C Y
Family Rm:	20x16	M	C Y	2nd:	12x12	M	C Y
Great Rm:	19x20	M	C Y	3rd:	12x12	M	C Y
Dining:	12x12	M	C Y	4th:			
Kitchen:	11x12	M	T Y				
Brkfst Rm:	11x09	M	T Y				
Laundry Rm:	08x06	M	T N				

Floor#:

Unit Entry Level:

Levels: 1 Level

Baths: 2

Parking:

Bas:N

Foundation: CrawlBlock

#### Directions

Minutes away from Hwy 31 (Meridian) as well as the new Grand Park Sport Complex currently being built by the City of Westfield. This home also qualifies for USDA, & all appliances come w/the home.

#### Property Description

Custom built ranch home w/Sheridan address & Westfield schools. This 3 bedrm 2 full BA home has everything you want & room to build even more you desire. Situation on 4.81 acre lot this home features a 24x36 3 Car garage w/extended header garage as well as a lean-to on the back side for equipment storage, a 18x36 pool complete with apron, hot tub & more. See media for aerial view of property lines as well as Sales Disclosure.

#### Agent to Agent Remarks: Exclusions & Commission Disclosures & Financial Information

See media for aerial view of property lines as well as Sales Disclosure. Website for Grand Park is <http://www.grandpark.org/about-grand-park/>

#### Description

**Life Style:** Detached  
**Master BR:** DblSinks, FullShrStl, MainLevel, WalkinClos  
**Appl:** Dishwasher, Dryer, GrbgDispsl, Microwave, O/RElec, Refrigeratr, Washer  
**Equip:** HotTub, MultPhnLin, SatDishRnt, SmokeAlarm, SmpPmpDual, WlrSftnPd

**Exterior:** Brick, VinylBrick  
**Areas:** BONUS, FAMR, GREAT, WORKS  
**Porch:** DeckMain, Gazebo  
**Eating Area:** BrkfstRoom, FormalDR, KitchCntry, KitUpdated  
**Interior Amen:** AtticAcces, CeilCath, CeilTray, WdWkStaind, WinTherml, WinVinyl

**Exterior Amen:** DrvConcret, OutBld/Utl, PoolBlwGnd

**Lot Info:** NotInSubdv, TreeMature

**Lot Size:** 4.81 **Acres:** 3-5 Acres **# of Acr:** 4.81

**Condo Description:**

**Utilities**

**Heating:** ForcedAir, HeatPump  
**Cooling:** CeilPadFan, CentrElec, HeatPump  
**Utility Option:** CableConn, HighSpdAvl

**Fuel:** Electric

**Water Htr:** Electric

**Primary Water Src:** PrivWell

**Primary Sewage Disp:** Septic

#### Financial/Association Information

**Poss Fincg:** Conventnl, FHA, ICON, USDptAgRrIHsng

**Ownshp Int:** NoAssoc

**Fee Pd:**

**Fee Amt:**

**Fee Includes:**

#### Office Information

**TUCK08:** F.C. Tucker Company

**OP:** 317-776-0200

**OF:** 317-776-6630

**Fdbk Email:** jeffn@talktotucker.com

**LAgt:** 22430 : Jeffrey Neal

**Pref:** 317-439-8938

**PF:** 317-524-7525

**Show:** 317-955-5555

**Fdbk:** 317-776-0200

**Team Name:**

**Hm:** 317-896-9142

**Ofc Ext:** 0

**Cell:** 317-439-8938

**VM:** 317-776-0200

**CoAgt/Asst:**

**Pref:**

**Type:** Exclusive Right to Sell

**Dir:** 317-776-0200

**Toll:** 800-967-9267

**Con1:**

**Poss:** Negotiable

**Var:** Y

**Pager:**

**Con2:**

**Auction Lic#:**

**LD:** 06/25/2012

**BAC:** %3.5

**Disc:**

**Disc Other:** DEFNN,ONFIL,MEDIA,SPASM

**XD:**

**Entry Date:** 06/25/2012

**Insp/Warr:** Other, Not Applicable

**Direct Soliciting:** N

**WD:**

**Chg Date:** 06/27/2012

# MSE Corporation

## SURVEYOR LOCATION REPORT

THIS REPORT IS BASED ON LIMITED ACCURACY DATA AND THEREFORE NO DATA HEREIN SHOULD BE USED FOR CONSTRUCTION OR ESTABLISHING BOUNDARY OR FENCE LINES.

**PROPERTY ADDRESS: 2504 W. 206th Street, Sheridan, Indiana**  
**PROPERTY DESCRIPTION:**

### PARCEL #3

Part of the Southeast Quarter of Section 17, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

Beginning at a point on the South line of the Southeast Quarter of Section 17, Township 19 North, Range 3 East, said Point of Beginning being North 90°00'00" West (assumed bearing) 799.01 feet from the Southeast corner of said Southeast Quarter; thence North 01°02'00" East 755.38 feet parallel with the East line of said Southeast Quarter to a point on the North line of 23 acres off the South end of the East Half of said Southeast Quarter; thence North 90°00'00" West 288.35 feet on and along the North line of said 23 acres; thence South 01°02'00" West 755.38 feet to a point on the South line of said Southeast Quarter; thence North 90°00'00" East 288.35 feet to the Point of Beginning.

I further certify that the above described real-estate does not lie within Zone A or B Flood Hazard Boundary, as shown on the Flood Insurance Rate Map, Community-Panel No. 180083 0001 C, prepared by the Federal Emergency Management Agency.

### DESIGNATED PARTIES

#### **MORTGAGEE**

#### **OR ASSIGNEES:**

#### **TITLE CO.:**

#### **OTHER:**

Clay A. and Susan A. Terry

Commonwealth Land Title Ins. Co.

**REFERENCE NO.**

**REFERENCE NO. 2900517220**

I, the undersigned, an Indiana Registered Land Surveyor, hereby certify that on the date shown, I supervised the inspection of the real estate described herein at the Address indicated. **THIS LOCATION REPORT WAS PREPARED FOR USE BY THE DESIGNATED PARTIES ONLY AND FOR NO ONE ELSE. THE ACCURACY OF THE LOCATION DATA SHOWN IS LIMITED TO THAT REQUIRED BY THE INDIANA "SURVEYOR LOCATION REPORT" MINIMUM REQUIREMENTS UNLESS OTHERWISE SPECIFIED AND EXPLAINED ON THIS DOCUMENT. IF A MORE ACCURATE OR DETAILED LAND SURVEY IS DESIRED OR IF CORNER MONUMENTS ARE REQUIRED, AN INDIANA LAND TITLE SURVEY SHOULD BE ORDERED.**

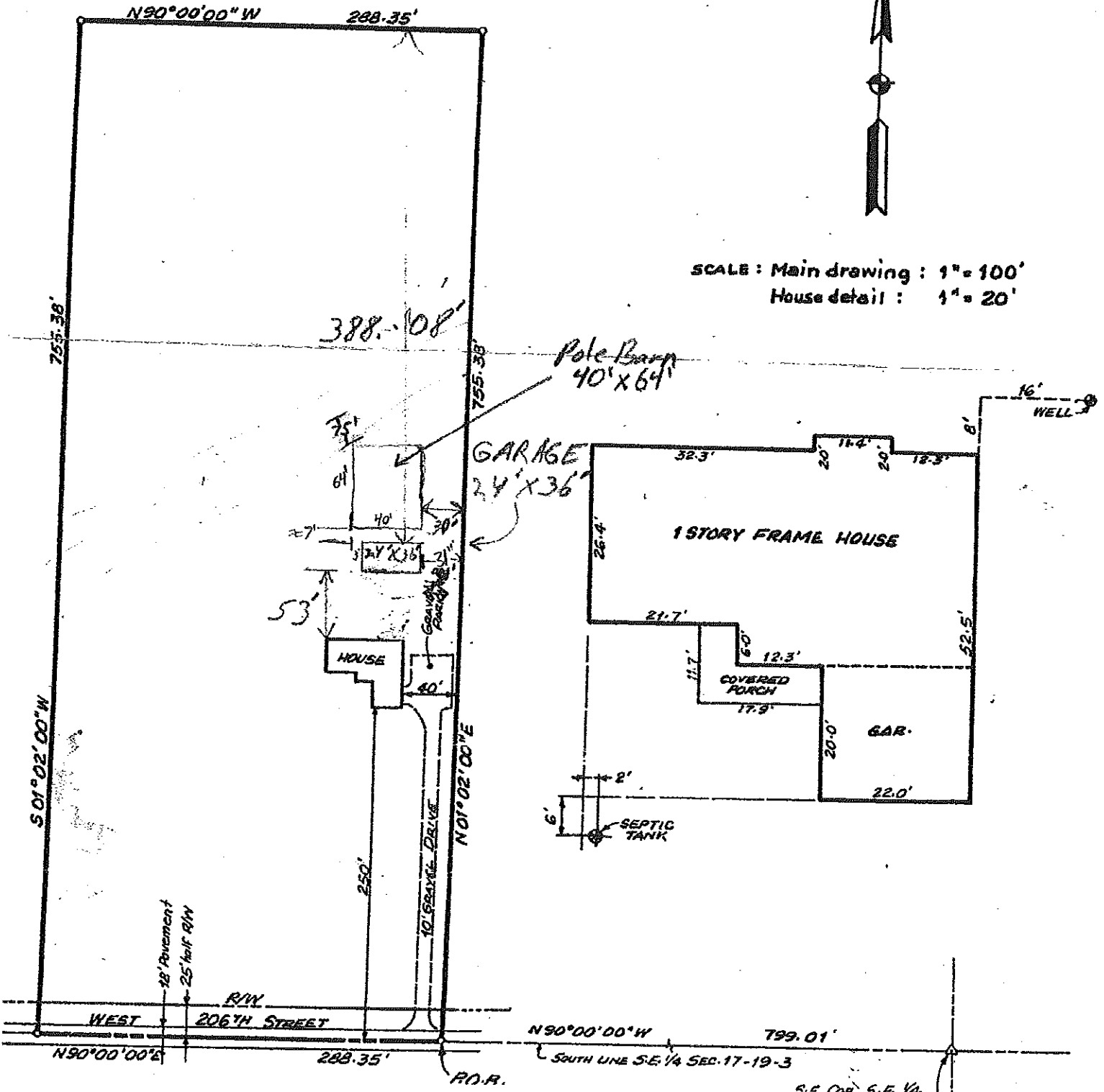
I further certify that to the best of my knowledge this Location Report conforms with the **SURVEYOR LOCATION REPORT** Minimum Requirements, as adopted by the Indiana Society of Professional Land Surveyors, Inc., on January 29, 1981, and approved by the Title Underwriters of Indiana, Inc., on March 20, 1981.



# MSE Corporation



SCALE : Main drawing : 1" = 100'  
House detail : 1" = 20'





# Hamilton County

## This is My Map

Printed: Sep 21, 2012



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County of  
**Hamilton**  
Indiana  
[www.hamiltoncounty.in.gov](http://www.hamiltoncounty.in.gov)



Sample  
color will be  
Ivory + Dark Brown  
To match House  
and 3 car garage



# MULTI-USE POST FRAMES

\*Refer To Page 5



63'L x 14'H Pro-Rib® 190-4050

approx. price

**8,132\***

per material list

- Two 12' x 12' steel raised panel overhead garage doors
- One pre-hung steel entry door
- One 48" x 48" sliding window
- Nicolet Weatheredge Cast Natural wainscot on one end
- 24" overhang on all four sides with steel soffit

Premium Pro-Rib® 190-4051 **\$19,888\***



50'W x 90'L x 16'H Pro-Rib® 190-2534

approx. price

**\$26,138\***

per material list

- Two 12' x 14' steel overhead garage doors
- Three pre-hung steel entry doors
- Four 30" x 36" single hung windows
- 45' of 24" eaves
- Three 10' ridge vents
- 12" overhang on all four sides with steel soffit
- One cupola with weathervane

Premium Pro-Rib® 190-2535 **\$28,555\***



3'L x 14'H Pro-Rib® 190-4140

approx. price

**639\***

per material list

- One 12' x 12' steel overhead garage door
- Two pre-hung steel entry doors
- One 18' x 13' steel split sliding door
- Two 48" x 36" sliding windows
- 24" overhang on all four sides
- 36" x 36" cupola with weathervane

Premium Pro-Rib® 190-4141 **\$19,429\***



36'W x 54'L x 12'H Pro-Rib® 190-4080

approx. price

**\$10,697\***

per material list

- One 12' x 12' steel sliding door
- One pre-hung steel entry door

Premium Pro-Rib® 190-4081 **\$11,785\***



12'H Pro-Rib® 190-3834

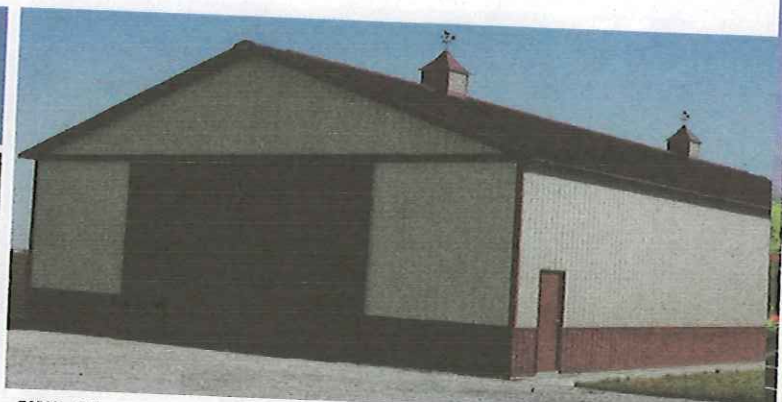
approx. price

**869\***

per material list

- One 9' x 7' and one 10' x 10' steel overhead garage doors
- One pre-hung steel entry door
- Two 48" x 36" sliding windows
- 24" overhang on all four sides with steel soffit
- One 36" x 36" cupola

Premium Pro-Rib® 190-3835 **\$11,928\***



50'W x 99'L x 14'H Pro-Rib® 190-5005

approx. price

**\$28,963\***

per material list

- Two 12' x 12' steel overhead garage doors
- One 24' x 12' split sliding door
- Two pre-hung entry doors
- 12" overhang on all four sides with steel soffit
- Two 36" x 36" cupolas
- Nine 10' ridge vents

Premium Pro-Rib® 190-5006 **\$31,411\***

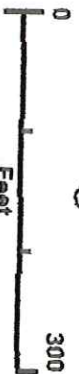




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